

# Quick Info On Master Planned Communities

## What is a Master Planned Community?

A single development under common ownership constructed to comprehensive and detailed plans. These plans shall include building locations, uses and their relation to each other.

## What are the benefits of a Master Planned Community?

- reduces initial development costs by reducing minimum lot size and setbacks while reserving area for common use
- preserves the character of existing neighborhoods by preserving natural features
- provides for desirable and usable open spaces, maintains tree cover and preserves environmentally sensitive areas
- promotes economical and efficient land uses resulting in more compact network of public facilities, utilities and streets
- promotes energy conservation and solar design
- encourages innovation in residential development so that the growing demands of the population may be met by a greater variety in type, design and layout of buildings
- provides a procedure that can relate the type, design and layout of a parcel in a manner consistent with the preservation of properly values within established residential areas

## What are the minimum requirements?

- Not less than 50 gross acres
- Master Planned Communities containing less than 75 acres and/or less than 250 dwelling units shall contain only residential uses
- Master Planned Communities containing more than 75 acres and more than 250 dwelling units may contain some non-residential development that is oriented to service the Master Planned Community

## Permitted Residential Uses

Single-family dwelling, two-family dwelling (duplex), multi-family (apartment, condominium and townhouses)

## Permitted Non-Residential Uses (\*where allowed)

Schools, day care facilities, barber or beauty shop, professional and business offices, medical offices, libraries, art galleries, grocery stores, convenience stores, pharmacies, conventional restaurants (non fast food), banks or governmental uses

For more detailed information, please consult Article J. Master Plan Community in the City of Greenville Code of Ordinances, Chapter 4, Article J (available on the City of Greenville website, [www.greenvillenc.gov](http://www.greenvillenc.gov) under Useful City Links, City Code) or call 252-329-4498.